



Good Neighbor Commandments

Quiet Time – 10:00 pm - 8:00 am - Respect your neighbor!

Speed Limit – 12 MPH - Safety for our children and pets.

Parking – 1. Empty sites for new RV guest.

2. Grass is for mowing.

3. Concrete is provided at no charge!

4. Driving thru fields?? Why??? No, No!

(Please help us keep the park looking great by keeping your tires on the concrete, your vehicles out of empty sites, not cutting thru sites when driving in the park and not bringing mud from the surrounding fields.)

Vehicle – No pre-warming - Your day may be your neighbor's night.

Pools Hours – 10:00 pm - No late night swim!!! **Children (16 or under) must be accompanied by an adult in the pool area. No exceptions!!!!**

Smoking – Buildings, cabins, & pool areas-**None**.

Butt stations provided! Smoking Fines - \$500.00

Dogs – 1. Leash – Always.

2. Tethering outside – Never.

3. Poop - You Scoop!!!!

4. Cabanas – **Pet Fines - \$500.00**

(Leashes are for your pet's protection, as well as your neighbor's pet even in the surrounding fields.)

SIGN: _____ **DATE:** _____



CABANA RENTAL AGREEMENT

SAMPLE

Renter: _____ **Date:** _____

Renter Name (s): _____
Address: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____
Price based on (2) Occupants with a **Maximum of (4) Occupants:**
List Occupants: (1) _____ (2) _____ (3) _____
(4) _____ Occupancy Start Date: _____
Rental: \$ _____
E-Mail address: _____

Owner agrees to rent the Cabana set forth above beginning on the above said date. The renter agrees to leave the premises in as good a condition as received, reasonable wear and tear expected.

Check in/out: Check in is at or after 12:00 pm. Checkout is at 12:00 pm. You will be charged \$20 each hour if you do not checkout on time. If more than normal cleaning is required you will be charged accordingly.

Security Deposit: All Cabanas require a \$350.00 security deposit. \$100.00 is a non – refundable cleaning fee. \$250.00 is a Security Fee that is refundable. Corporate Cabana rentals require a \$500.00 deposit per Cabana. An inventory will be done upon your departure and any damages or missing items will be taken out of your deposit. If the Cabana is returned in good condition the deposit will be credited back to you after Cabana cleaning and inspection.

Electric Deposit: (For Extended Stay's only). You will be charged a \$150.00 deposit for 30 amp electric service upon your arrival. Your electric meter will be read upon your arrival and at the end of each four week stay and upon your departure from our resort. You will be billed at the same rate per kilowatt hour that we are billed for your electric service. Final reading and bill will be deducted from your deposit and difference will be charged or refunded. You are responsible for any amount owed over the \$100.00 deposit and that amount can be taken out of your security deposit. [Any Cash Deposit Refunds will be mailed to address on file.](#)

Maintenance and Cleaning: During your stay in a Cabana at Seaside RV Resort, it is your responsibility to perform routine maintenance and cleaning. Examples: Light bulbs, remote control batteries. If you stop up the toilet it is your responsibility to clear the stoppage and clean up any overflow caused by the stoppage. You can come to the office for plunger, mops and buckets. If the damage is due to defect in materials or workmanship it will be our responsibility to make any necessary repairs.

Damage: In the event the renter or their guests, family, or agents cause any damage to the Cabana or any of the Seaside RV Resort property, renter agrees to pay for the cost of the repairs or replacement. Seaside RV Resort agrees to provide an itemized statement of the damage and costs within (30) days your departure upon request.

Persons: The Cabana has been rented to you based upon the number of persons occupying it, as set forth above. If it is determined that the number of persons staying at the Cabana exceeds the number of occupants set forth above, you will be charged **\$100.00 per day** for each person in excess of the number so shown. Owner reserves the right to terminate this agreement for capacity violations with no refunds.

Violations: Owner reserves the right to terminate tenancy, with the loss of rent if renter, or anyone in their party, repeatedly does something they are asked not to do. Including, but not limited to: playing loud music, making excessive noise, having the police called for any reason, causing harm to any part of the property, parking issues, failure to pay rent when due, etc.....

Non Smoking: No Exceptions! Guest(s) acknowledge and understand that **all parts of the Cabana are non-smoking**. Guest(s) agree to pay not less than **\$500.00** for odor abatement if they smoke in the Cabana. **Cigarette butts shall not be left on the grounds**. Such cost will be deducted from the security deposit or the credit card on file. **Damage charge of \$500.00 due to Smoking in Cabana will be charged immediately to credit card on file.**

NO Pet(s) No Exceptions! Guest(s) acknowledge and understand that pets of any type are **NOT** permitted in the Cabana. Guest(s) agrees that any pets found to be in the Cabana will be a violation of this Contract/Agreement, **YOUR CREDIT CARD WILL BE CHARGED \$500.00**, and all Guest(s) will be asked to vacate the premises.

NO REFUNDS/PRORATIONS OR REBATES will be offered.

Right of Entry: Guest(s) acknowledges and understands that owner reserves the right to enter the property at anytime to investigate disturbances, check occupancy, check damages, make repairs, alterations, and improvements as Owner deems necessary.

Key Return: Guest(s) acknowledges and understands that the property is privately owned and that Guests(s) is/are responsible for the return of the property key(s). Guest(s) agrees that if the key(s) are not returned to the Owner at Check-out, Guest(s) will be charged the cost of re-keying or replacing of the lock(s). Guest(s) agrees that by signing this Agreement/Contract, Owners are authorized to charge the deposit for the cost of the re-keying effort.

Repairs-Service Calls: Guest(s) acknowledges and understands that Owner can not guarantee against mechanical failures including but not limited to heating and air units, TV's, VCR/DVD units, Stereo CD Players, Internet, Washer/Dryers, or other appliances. Guest(s) agree to immediately notify Owner of defective units. Owner will make every reasonable effort to repair or replace defective units as quickly and efficiently as possible. **NO REFUNDS OR REBATES** will be given for failures of mechanical units.

Cleaning: Guest(s) agrees and acknowledges that they will return the Cabana back to the Owner in a clean and tidy manner. Guest(s) agrees to collect all loose trash and deposit it into the dumpster provided upon departure. Guest(s) will be charged for the cost of additional cleaning. Guest(s) agrees that by signing this Agreement/Contract, Owners are authorized to charge the deposit for the cost of the additional cleaning that may be required.

Tenant agrees to hold Owner harmless from any liability arising from injury or death to person or damage to unit caused by act of omission of Tenant or Tenants Guest.

Extended Stay: The rates listed above are based on two guest, additional guests will be charged **\$100.00 extra per person per extended stay period, up to a maximum of four**. **Extended Stay Reservations (four weeks or 28 days) require full payment of stay at time of reservation.**

Daily/Weekly Stay: Extra guests up to a maximum of four, age thirteen (13) and over are charged an additional charge of **\$3.00 per night**.

A check list is completed by our staff upon arrival and at the end of your stay and will be provided to you at your request. Any missing items at check-out will be charged to your deposit.

No Smoking allowed in Cabanas.

Cabanas are fully furnished and some of the property in your Cabana includes: Television, DVD player, Remote Controls, Bath Towels, Hand Towels, Washcloths, Bath Mats, Bed Spread, Pillows, Sheets, assorted Throw Pillows, Lamps and A/C Remote Controls.

You are also reminded that the unauthorized removal of any property from the premises is a violation of criminal law. This agreement shall be enforced under the laws of the State of Texas.

Charge to move from one Cabana to another is no less than \$75.00 to cover costs of cleaning. Moves need to be done when rent is due at the end of your 28 day stay.

We appreciate and value your business and want your stay with us to be a fun, relaxing and happy RV Resort experience. Please let us know if you notice any areas that need our attention by speaking with the Managers or filling out a comment card. Thank you for your cooperation.

I have read and agree to rent the above mentioned Seaside RV Resort Cabana on the basis and conditions set forth above.

Signature: _____ Date _____

Signature: _____ Date _____

SEASIDE RV RESORT, its Employees or Agents may at their discretion refuse space for rent without reason at anytime. Renter shall have 24 hours to vacate the space and all rents and or utilities must be paid before renter vacates. Failure to comply will result in all utilities and electricity to be disconnected immediately. Electricity and Water are the Property of Seaside RV Resort. Failure to pay rent due is considered "Theft of Services" Texas Penal Code – 30.05 (a) Criminal Trespass.

Name _____ Date _____

Seaside RV Resort Representative _____ Date _____

IN CASE OF EMERGENCY PLEASE CONTACT:

Name _____ Phone # _____

If this form is not returned to our office, we will assume you agree with our inspection and any missing items or damage will be charged to your deposit.